

Minutes of March 9, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes approved from: February 16, 2022

2. Administrative Items

2.1 LVD012722 - Consideration and action on a request for final approval of Doug Harbertson Subdivision, consisting of one lot. **Presenter Felix Lleverino.**

The applicant is requesting approval of a subdivision that proposes to divide off one 40,095 square foot lot from a 46.87-acre parcel. The Doug Harbertson Subdivision fronts on an existing public right-of-way and fully built road called 6700 West Street. The Weber County Transportation Plan indicates that the 6700 West ROW will be widened to 100 feet. A 50' ROW dedication is required, and the County Commission shall sign the plat.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Staff recommends the final approval of Doug Harbertson Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. West Warren Water District conditions are fulfilled before the home construction begins.
2. The owner shall enter into an irrigation water covenant that requires the appropriate shares remain with the subdivided building lot.
3. The subdivision plat displays the appropriate area to be dedicated to 6700 West Street. This requirement is under the direction of the Weber County Engineering Department
4. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.
5. The County Commission shall sign the dedication plat accepting the area dedicated to 6700 West

Street. This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative final approval of the Doug Harbertson Subdivision is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: 3/9/2022

Rick Grover

Rick Grover
Weber County Planning Director

2.2 LVS010522: Consideration and action on a request for final approval of Shadow Oaks Subdivision No. 3, First Amendment, located at approximately 6508 S 2800 E, Ogden. **Presenter Steve Burton.**

The applicant has submitted a request for final approval of Shadow Oaks Subdivision No. 3, 1st Amendment. The purpose of the amendment is to adjust a boundary between two lots (originally lots 18 and 19). The proposal does not create any more lots than currently exist.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Approved based on the following:

Staff recommends final approval of Shadow Oaks Subdivision No. 3, First Amendment. This recommendation is based on the following findings:

- 1. The proposed subdivision conforms to the General Plan.
- 2. The proposed subdivision complies with applicable County ordinances.

Staff Recommendation

- 1. All service providers comments shall be addressed.

Shadow Oaks Subdivision No. 3, First Amendment was approved on March 9, 2022

Date of Administrative Approval: 3/9/2022

Rick Grover

Rick Grover
Weber County Planning Director

2.3 File No: LVH02072022 – Request for final Approval of Henry Flats Cluster Subdivision 1st Amendment, located at 325 S4350 W, Ogden, UT, 84404. **Presenter Tammy Aydelotte.**

The Planning Division recommends final approval of Henry Flats Cluster Subdivision 1st Amendment, removing the designated building envelope on lot 6. The applicant would like additional space to for an outbuilding on the northeast side of the lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Staff recommends final approval of Henry Flats Cluster Subdivision 1st Amendment, removing the designated building envelope. This recommendation for approval is subject to all applicable review agency requirements and is based on the following condition:

- 1. Engineering will need to review and approve prior to printing of the final plat.

This recommendation is based on the following findings:

- 2. The proposed subdivision amendment conforms to the Western Weber General Plan.
- 3. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative final approval of Henry Flats Cluster Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 3/9/2022

Rick Grover

Rick Grover
Weber County Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist